



8 College Road, Mapperley, NG3 6FD

Price Guide £550,000

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# 8 College Road Mapperley, NG3 6FD

- Four double bedrooms
- Large breakfast kitchen
- Family room extension
- Three refurbished bathrooms
- Accommodation over three floors
- Study & utility room

A very impressive detached family home with four double bedrooms, two en-suite's, beautiful open-plan breakfast kitchen and dining area leading to a sitting/family room extension with under-floor heating!

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## Overview

Forming part of this popular Bryant Homes development just off Digby Avenue, is this fantastic family home which is presented to a very high standard throughout. The accommodation is over three floors and is very spacious, with the master bedroom, en-suite and dressing room occupying the whole top floor. The entrance hallway leads through to the main living room, the study and breakfast kitchen, with ample units, quartz worktops, feature lighting and a centre island. There is also a separate utility room with matching units leading through to the downstairs toilet. The adjoining dining area has under-floor heating which continues through to a lovely family room, also with under-floor heating, feature pelmet LED lighting and two sets of bi-fold doors leading out to the garden.

On the first floor are three double bedrooms, one with an en-suite shower room, plus a stunning refurbished bathroom with large walk-in rain shower, feature tub bath and twin sinks. On the second floor, the main bedroom also has a refurbished en-suite shower room with under-floor heating, Velux windows at the rear with fitted blackout blinds and a walk-in dressing room which has further access to loft/eaves space. Parking is provided by a double width driveway, with remote roller door leading in to a fully boarded and painted double garage which has access to the rear garden, loft space, ample power points and LED downlights.

## Hallway

With double glazed composite front door, half wall panelling continuing upstairs, radiator, tiled floor and Oak doors through to the study, living room and kitchen.

## Living Room

UPVC double glazed bay window with fitted shutter blinds, grey tiled floor, feature panelled wall with polished stone fireplace and hearth with coal effect gas fire, two radiators, and Oak double doors through to the dining area.





### Study

With grey tiled floor, radiator, UPVC double glazed window with fitted shutter blinds and under-stair cupboard housing the Worcester Bosch boiler.

### Breakfast Kitchen

The kitchen area has a wide range of high gloss wood finish units with quartz worktops, inset one and a half bowl composite sink unit, coloured glass splashbacks and worksurface lighting. Matching centre island/breakfast bar with quartz counter top, cupboards and pendent light. Several integrated appliance including twin Bosch electric ovens, Rangemaster 5 ring ceramic hob with glass splashback, wine cooler, dishwasher and microwave oven. Housing for an American style fridge freezer, multiple LED downlights, UPVC double glazed rear windows, composite side door, door to the utility room and tiled floor continuing through to the dining area.

### Dining Area

Power for a wall mounted TV, radiator and tiled floor with under-floor heating continuing through to the family room.

### Family Room

With two sets of bi-fold doors leading out to the patio and garden, radiator, two remote skylights with fitted blinds, feature pelmet LED lighting and wall panelling.

### Utility Room

With matching base units and worktops with inset composite sink unit and drainer, plumbing for a washing machine and tumble dryer, ceiling downlights, radiator, UPVC double glazed side window and door to the downstairs toilet.

### Downstairs toilet

Floating black glass wash basin with vanity drawer, floating concealed cistern dual flush toilet, illuminated display shelf, anthracite ladder towel rail, LED downlights and extractor fan.

### Firs Floor Landing

Radiator and stairs to the second floor.

### Bedroom 2

Two sets of built-in double wardrobes, LED downlights, two radiators and UPVC double glazed window with fitted shutter blinds.

### En-suite

Large walk-in shower with glass partition, full height textured wall tiling, tiled floor with floor drain and fixed multi-jet rain shower. Floating wash basin and concealed cistern toilet, half textured wall tiling, chrome ladder towel rail, LED downlights and UPVC double glazed side window.

### Bedroom 3

With feature wall panelling, built-in double wardrobe and UPVC double glazed rear window.

### Bedroom 4

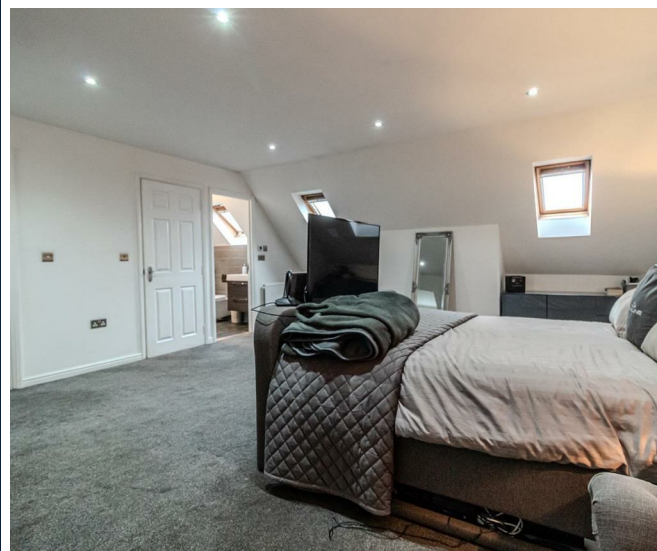
UPVC double glazed front window with fitted shutter blinds, built-in double wardrobe and radiator.

### Family Bathroom

With half tiled walls, matching floor tiles and contrasting tiled back wall with tub style bath, free-standing mixer tap and illuminated display recess. Twin sinks with touch control illuminated vanity mirror and vanity drawers, concealed cistern toilet and large walk in glass partition shower with floor drain and fixed multi jet rain shower. Anthracite radiator with central full-length mirror, LED downlights, extractor fan and UPVC double glazed rear window.

### Second Floor Landing

Shelved cupboard, UPVC double glazed side window and door to the main bedroom.











### **Bedroom 1**

UPVC double glazed front window with fitted shutter blind, two rear Velux windows with fitted blackout blinds, two radiators and doors to both the en-suite and walk-in wardrobe with internal door leading to eaves/loft space.

### **En-suite**

Large walk-in shower with fixed head rain shower and tiled floor with under-floor heating and floor drain, floating concealed cistern toilet and wash basin with vanity drawers. Tiled walls and floor with under-floor heating, chrome ladder towel rail, electric shaver point and Velux window with fitted blackout blind.

### **Outside**

There is a hard landscaped front garden with wrought iron railings and steps down to the front door. Double width driveway provides off street parking and side gated access leads to the rear. Remote electric roller door in to the garage. The garage has ample power points and LED downlights and has also been fully boarded and decorated with a loft hatch in to the roof space. UPVC double glazed double doors lead out to the rear garden. To the rear is a large paved patio, wall lighting and an outside tap. The garden is lawned, with shrub borders and enclosed with a fenced perimeter.

### **Useful Information**

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band E

BUILD TYPE: Cavity brick

WATER METER: Yes





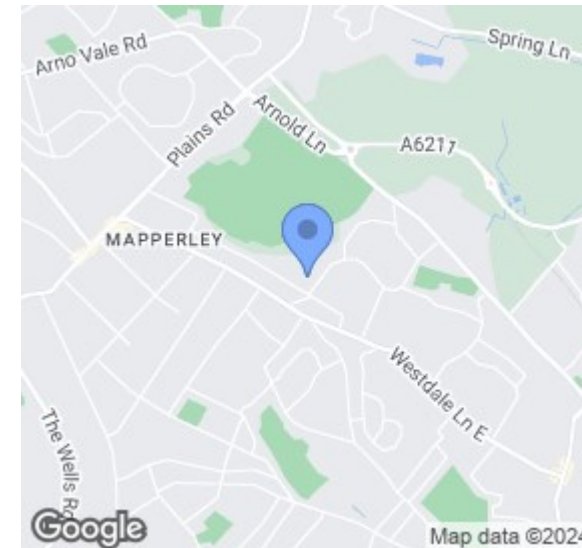




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

